

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address Including suburb and postcode 15 Totara Court, Templestowe Lower VIC 3107	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,150,000

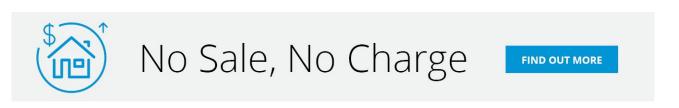
#### Median sale price

Median price	\$1,300,000	*	House	S	Suburb	Templestowe Lower	
Period - From	OCT 2017	to	DEC 2017	8	Source	REIV	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property **Price** Date of sale 15.01.2018 16 Sinclair Avenue, Templestowe Lower VIC 3107 \$1,130,000 1 Totara Court, Templestowe Lower VIC 3107 \$1,145,000 14.11.2017 \$1,048,000 24.11.2017 6 Hickory Street, Templestowe Lower VIC 3107



## **Comparable Properties**





#### 16 Sinclair Avenue, Templestowe Lower, VIC, 3107

**4 2** 3 **2** 2

Price: \$1,130,000 Method: Private Sale Date: 15/01/2018 Property Type: House Land Size: 653m2



#### 1 Totara Court, Templestowe Lower, VIC, 3107

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Price: \$1,145,000 Method: Auction Date: 14/11/2017 Rooms: 5

Property Type: House Land Size: 770m2



#### 6 Hickory Street, Templestowe Lower, VIC, 3107

**a** 3 **b** 2 **a** 2

Price: \$1,048,000 Method: Private Sale Date: 24/11/2017

Rooms: 7

Property Type: House Land Size: 659m2

### The Hudson Bond Difference



#### **Modern Marketing**

Our modern and comprehensive marketing ensures your property will receive maximum exposure and on the top online property portals.



#### **Best Price Guarantee**

If your house sells for less, then you pay **nothing.** We don't mislead you with a high quote just to win your business.



#### A Quicker Sale

Hudson Bond's average selling time continues to be less than half the industry average. Our average sale time has been around 24 days for the past 10 years.